

JUN 23 1961

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, C. F. Kilpatrick

Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto AIKEN LOAN & SECURITY COMPANY

, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twelve Thousand Five Hundred Dollars (\$ 12,500.00 ), with interest from date at the rate of five & one-half per centum ( 5½ %) per annum until paid, said principal and interest being payable at the office of Aiken Loan & Security Company in Florence, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy-six and 88/100 ----- Dollars (\$ 76.88 ), commencing on the first day of August , 19 61 , and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July , 19 86

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville , State of South Carolina:

All that lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 20 on plat of property of Talmer Cordell and James H. Campbell, recorded in plat book 2 page 175 of the RMC Office for Greenville County, S. C., and a small strip of land adjacent to and lying at the rear of said lot, and having according to said plat and a recent survey made June 9, 1961 by C.C. Jones, Engineer, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin at the southeast corner of the intersection of Dargan Avenue and Florida Avenue Extension, and running thence with the south side of Florida Avenue Extension N. 80-00 E. 200 feet to an iron pin; thence S. 14-30 E. 85.2 feet to an iron pin; thence S. 75-47 W. 199.6 feet to an iron pin on the east side of Dargan Avenue; thence with the east side of Dargan Avenue N. 14-13 W. 100 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the

For Assignment see B. S. M. Book 861 Page 475